

## MENDOCINO HISTORICAL REVIEW BOARD

### DRAFT MINUTES – REGULAR MEETING

January 5, 2015

These are action minutes. For a complete transcript of the meeting please request a copy of the tapes. Cassette tapes of this meeting are available at the Planning and Building Department upon request. There is a fee of \$10.00 per tape.

Draft minutes will be approved, possibly with corrections, at the next MHRB meeting.

- I. Call to Order:** The Board convened at 7:06 pm.
- II. Roll Call:** Board Members Arch, Perrill, Potash, and Roberts were present. Secretary Kinser and Planner III Juliana Cherry were also present. New Board Member Cynthia Arch was welcomed by Board Chair Perrill. Board Member Cameron was absent.
- III. Approval of Minutes:** December minutes were approved unanimously without correction.
- IV. Correspondence:** No correspondence was received.
- V. Report from Chair:** Welcomed to the Board was new member Cynthia Arch. January 6, 2015 the Board of Supervisors may be approving two new Board Members: Deirdre Lamb and William D. Sherman. When new Board Members are approved Board Members Roberts and Perrill will step down from the Board.
- VI. VI. Public Expression:**

Lindsay Shields thanked Board Members for their service by acknowledging Members Roberts and Perrill's contribution. Mendocino Arts Center is moving forward with constructing sheds and trash enclosures; a capital campaign is ongoing to construct replacement buildings at the center; and applications to fund "Art in the Town" have been filed.

Lee Edmundson advocated that MHRB encourage the Board of Supervisors initiate a local exemption from the Solar Rights Act for the historic Town of Mendocino.

Thom Thomson offered to share information about historic preservation webinars with the Board.

California Department of Parks and Recreation presented information on planned trail improvements for Mendocino Headlands State Park. Improvements would be 1.0-1.2 miles of trail beginning near the parking lot on Heeser Drive and following the bluff. Public may contact the local State Park office for additional information.
- VII. Determination of Noticing:** Secretary Kinser stated that two items were properly noticed; item B on the agenda was not properly noticed and would be continued to February 2, 2015.

### VIII. Public Hearing Items:

- A. **MHRB 2014-16 Lapidus; Imhoff and Heidt; The Sign Shop.** Request to: ~~1) change copy on an existing 21" by 41" single sided sign at front entrance; 2) install a 9" by 28 1/4" sign mounted on wall by rear entrance; and 3) paint sign posts white (same as building trim).~~ Signs to be on painted wood (black background with white and copper letters and copper block). All specifications per application. Located at 45050 Main Street, Suite B (APN: 119-238-09)

Secretary Kinser presented the project and Rick Sacks represented the applicant. Lee Edmundson provided public comment, which was followed by Board discussion.

*Board Member Roberts made a motion approve MHRB 2014-16 with Potash second.*

*Motion approved unanimously.*

- B. **2014-20 Engelbert Residence.** A request to construct a 1,463 square-foot single-family residence, 2,681 square-foot of gravel driveway area, and 480 square-foot of deck area that include the pump house and water storage tank enclosure. Located at 4485 Pine Street (APN: 119-150-41).

Secretary Kinser provided a memorandum from staff requesting the item be continued because the project site was incorrect in the notice. Chair Perrill and the Board discussed continuing the item with the applicant's representative, Thom Thomson, agreeing to have the item continued. Member Potash expressed that noticing requirements for MHRB applications should include contacting adjacent property owners.

*Board Member Roberts made a motion to continue the item to February 2, 2015; Potash second the motion.*

*Motion approved unanimously.*

- C. **2014-21 Mendocino Bricton Hotel, LLC.** A request to install double-sided, painted wood framed sign projecting from corner of building above balcony. The 1' by 6' sign to have off-white background and black text and frame. Copy on the sign to read "Mendocino Hotel". Located at 45090 Main Street (APN: 119-238-15).

Secretary Kinser introduced the item. Rick Sacks represented the applicant. Public comments were offered by Lee Edmundson and Deirdre Lamb. The Board inquired how many existing signs were on site and the available historic record for signs at this site. Some offered that the proposed colors were not appropriate.

*Board Member Arch made a motion to continue the item to a time uncertain. Roberts second.*

*Motion approved unanimously.*

### IX: Matters from the Board: Chair Perrill welcomed new Board Member Arch.

Adoption of the Secretary of the Interior Guidelines for the Treatment of Historic Properties was discussed.

Juliana Cherry described that there are codified Standards for Rehabilitation that are applied to any National Registered Historic Site. The *Illustrated guidelines on sustainability for rehabilitating historic buildings* (previously distributed to the Board) provide examples of how to satisfy the standards by providing recommended and not recommended examples of restoration. Board Members discussed the possibility of incorporating either the standards or the guidelines into the *Design Guidelines for the Town of Mendocino*.

Chair Perrill directed staff to share the Board's correspondence to the Board of Supervisors with new Mendocino Historical Review Board Members in February.

- X. Matters from Staff:** Secretary Kinser, on behalf of the Department of Planning and Building Services, recognized the contribution of Member Roberts and Chair Perrill to the Board for the last six years. The monthly Code Enforcement Report was distributed and Board Members requested that the Officer enforce the prohibition of vinyl signs within the Town.

**Meeting adjourned at 9:15 pm.**